

April 25, 2011

Ontario Energy Board
P.O. Box 2319
27th Floor
2300 Yonge Street
Toronto, Ontario
M4P 1E4

Attn: Board Secretary

Re: **Application for Leave to Construct Transmission Facilities for Grand Renewable Wind LP**

File: **EB-2011-0063**

Thank you for the opportunity to provide comment on the application by Grand Renewable Wind, LP (GRW) to construct 19 kilometres of 230kV transmission line along the municipal road right-of-way, Haldimand Road #20, Haldimand County.

While generally supportive of renewable energy initiatives, my wife Sue and I have serious concerns over the manner in which this project is proceeding. Sue and I reside at [REDACTED] and our property has just over 600 feet of frontage. Construction of a 230kV transmission line will have a detrimental impact to our property and our rights to enjoy our property. Our concerns fall into three broad categories:

1. Diminution of property values

Our property is located on Haldimand Road #20 between Irish Line and Haldimand Road #12. There are no Haldimand County Hydro poles currently located in front of our property on either side of the road, the distribution network ends at the north-west corner of our property and the service is buried from that point to our house. This "clean" sightline is a unique feature unlike many rural properties and would be spoiled should a large transmission line be constructed. Should the transmission line proceed, it would negate the initial investment made to bury the residential hydro service.

As a rural property that is not used for agricultural purposes, we have invested heavily in our home with the hopes that one day we will be able to sell our property and recover our investment. Unlike urban properties, purchasers of rural residential properties are likely to be concerned with the property having a built up appearance. Purchasers will also be concerned about safety and potential health impacts. Both real and perceived risks resulting from the construction of a large transmission line will make the property less desirable to purchasers and diminish property values.

A December 2010 study found that there is *"...some type of 'harm' or 'injurious affection' that can be caused to a real property as a result of a hydro power*

transmission corridor.” In fact, the study found the average diminution in value to be between 18.79% and 43.71%.¹

It is clear; we will suffer economic loss should the GRW proposal move forward.

2. Safety of a 230kV transmission line within a municipal road right-of-way

There are many residential and other buildings located along Haldimand Road #20, with many being relatively close to the property line. We remain unconvinced that an appropriate safety margin can be attained in this type of setting, providing a suitable setback from both the traffic on one hand and the residences/buildings on the other. It is not uncommon for vehicle collisions to impact hydro poles, trees and other infrastructure on the side of the road; a transmission line would be subject to these same risks. Transmission lines damaged in collisions will create hazards for other motorists, emergency personnel and homeowners like Sue and I.

Further, these safety concerns and restrictions will prevent the construction of other structures close to the road right-of-way and will reduce our ability to take full advantage of our property.

It is our understanding that locating a large transmission line on a road right-of-way is not a common practice because of these hazards. We see no reason why this unusual proposal by GRW should be allowed to proceed based on these risks.

3. Impacts to our residential service

We are concerned that the proposed 230kV transmission line will have a negative impact on the existing hydro distribution network. Construction of the 28m monopoles over top of the existing hydro poles is likely to result in power interruptions.

Once complete, there will be a complex and congested array of transmission lines, poles and towers within the right-of-way. We suspect that this will complicate efforts by Haldimand County Hydro during service outages, resulting in outages of longer duration.

This complicated network of transmission lines will also create limitations on the ability to add additional residential hydro services and will drive up costs. As an example, we are planning to add service to an outbuilding located on our property. The ability to do this and costs associated will be directly impacted by the construction of the transmission line towers.

We respectfully submit that the transmission line should be either buried or relocated off the Haldimand Road #20 right-of-way.

Large scale renewable energy projects like the Grand Renewable Energy Park have already benefited greatly from Province of Ontario policies that relax administrative

¹ Market Study, Diminution in Value Injurious Affection, Visible Easement, Hydro Power Transmission Corridor Analysis
Ben Lansink, Ward Lansink, Lansink Appraisals and Consulting
December 2010

burdens and subsidize operating costs. GRW is a commercial enterprise that stands to benefit substantially from the development of the Grand Renewable Energy Park. Although other options for the routing of the transmission line are likely to be more costly, GRW should not be further subsidized by allowing the transfer of project related costs and safety risks to homeowners such as Sue and I.

For us there are certain economic losses, limits to the enjoyment and use of our property and ever-present safety hazards should the GRW proposal proceed.

Correspondence can be addressed to:

Sue & Brian Swan

[REDACTED]

[REDACTED]

Yours truly,

Sue Swan

Brian Swan

- c. Jeong Tack Lee, Grand Renewable Wind LP
George Vegh, McCarthy Tetrault LLP
Kristyn Annis, McCarthy Tetrault LLP
Adam Rosso, Samsung Renewable Energy Inc.
Ken Hewitt, Mayor, Haldimand County
Toby Barrett, MPP, Haldimand-Norfolk